041.0	0002	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,640,600	/	1,640,600
USE VALUE:	1,640,600	/	1,640,600
ASSESSED:	1,640,600	/	1,640,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
190	-192	MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRAWER NAFTALI ETAL - #190
Owner 2:	GREAU MAXIME ETAL- #85
Owner 3:	
Street 1:	190 MYSTIC VALLEY PKWY
Street 2:	CONDO CONVERSION
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SIMON TRISTAN M -
Owner 2:	-
Street 1:	190 MYSTIC VALLEY PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 5365 Square Feet, with 2 Units, 4 Baths, 2 3/4 Baths, 2 HalfBaths, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6985.000	1,187,000	300	453,300	1,640,600
Total Card	0.160	1,187,000	300	453,300	1,640,600
Total Parcel	0.160	1,187,000	300	453,300	1,640,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.83 /Parcel: 305.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	1,187,000	300	6,985.	453,300	1,640,600		Year end	12/23/2021
2021	104	FV	515,300	300	6,985.	453,300	968,900		Year End Roll	12/10/2020
2020	104	FV	564,800	300	6,985.	453,300	1,018,400	1,018,400	Year End Roll	12/18/2019
2019	104	FV	414,500	300	6,985.	481,600	896,400	896,400	Year End Roll	1/3/2019
2018	104	FV	414,500	300	6,985.	351,300	766,100	766,100	Year End Roll	12/20/2017
2017	104	FV	389,100	300	6,985.	306,000	695,400	695,400	Year End Roll	1/3/2017
2016	104	FV	389,100	300	6,985.	260,600	650,000	650,000	Year End	1/4/2016
2015	104	FV	347,300	300	6,985.	255,000	602,600	602,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMON TRISTAN M	75015-334	1	6/30/2020	Change>Sale	920,000	No	No		
LISCIO LAURA	52496-353		3/31/2009		556,500	No	No		
RICH HOWARD T &	35351-371		4/26/2002		529,500	No	No		
	8076-50		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2020	1034	Alterati	100,000	O				
9/8/2020	1035	Addition	100,000	O				
9/8/2020	1034	Dormers	136,000					
7/14/2020	768	Inter-De	7,000	C				
6/21/2011	610	Redo Kit	18,800					& REDO BATH
10/4/1995	575		9,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
11/30/2018	MEAS&NOTICE	HS	Hanne S
5/14/2009	Measured	189	PATRIOT
7/25/2002	MLS	HC	Helen Chinal
3/21/2000	Inspected	264	PATRIOT
8/18/1993		PC	PHIL C
1/2/1900	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6985		Sq. Ft.	Site		0	80.	0.81	1			Med. Tr	-10					453,277						453,300	

PRINT

Date	Time
12/29/21	23:01:20

LAST REV

Date	Time
08/03/21	08:42:04
apro	

PAT ACCT.: 3398

User Acct	27777
GIS Ref	
GIS Ref	
Insp Date	11/30/18

!3398!

USER DEFINED

Prior Id # 1:	27777
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.16035	Total SF/SM:	6985	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	453,277	Spl Credit		Total:	453,300				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1927	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.89562833
Const Adj.:	0.98990101
Adj $ / SQ:	159.585
Other Features:	196500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1199040
Depreciation:	11990
Depreciated Total:	1187049

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	12	BRs:	4	Baths:	4	HB	2					

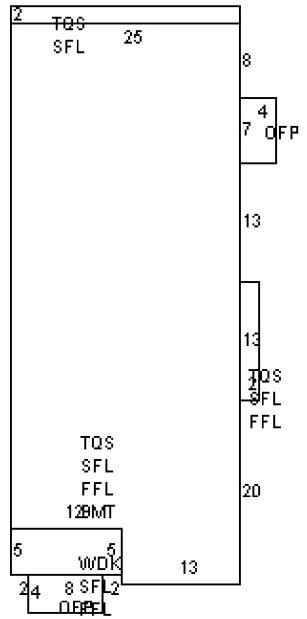
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	193.10
Special Features:	0	Val/Su Net:	202.98
Final Total:	1187000	Val/Su SzAd	277.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,563	159.590	249,431
FFL	First Floor	1,513	159.590	241,452
BMT	Basement	1,453	74.810	108,692
TQS	3/4 Story	1,147	159.590	183,004
OFP	Open Porch	60	43.560	2,613
WDK	Deck	60	15.840	950
FFL	First Floor	26	159.580	4,149
SFL	Second Floor	26	159.580	4,149
	Net Sketched Area:	5,848	Total:	794,440
Size Ad	4274.75	Gross Area	6230	FinArea 5365

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X8	A	AV	1927	6.00	T	40.8	104			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300

IMAGE

AssessPro Patriot Properties, Inc